BLOCK 8 LOT 44
LOFTON BLUFF #3 PB 4/108

MELVIN EDWIN D & KELLI S L/E/
85470 DICK KING ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0008-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

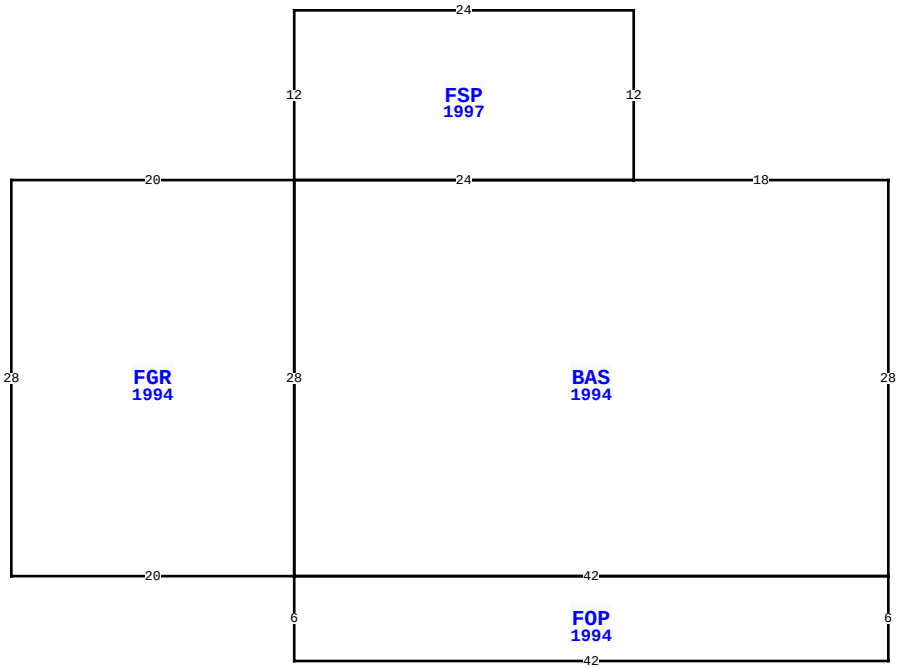
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1994	1,176	116,504
FGR	560	55	1994	308	30,512
FOP	252	30	1994	76	7,529
FSP	288	40	1997	115	11,393
TOTALS	2,276			1,675	165,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	111.0000	116.55	195,221	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 0 Heated Area: 1176 HX Base Yr 1986



85470 DICK KING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,938
TOTAL MARKET OB/XF VALUE		2,892
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		258,830
SOH/AGL Deduction		135,914
ASSESSED VALUE		122,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,505
TOTAL JUST VALUE		258,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2829/1116	11/13/2025	LE	U	I	11	100
GRANTOR: MELVIN EDWIN D & KELL						
GRANTEE: JOHNSON MELISSA						
0691/0954	11/01/1993	WD	U	V	10	8,800
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MELVIN EDWIN & KELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W18 FSP=[YR=1997] N12 W24 S12 FGR=[YR=1994] W20 S28 E20 FOP=[YR=1994] S6 E42 N6 W42$ N28$E24 $ W24 S28 E42 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
3	1242	WD DECK A	0	100	15	6	90.00	SF	10.00	10.00	100	1997	1997	3	20	180	
4	1242	WD DECK A	0	100	16	6	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 2,892

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS